



TOWN OF OLD LYME

INLAND WETLANDS AND WATERCOURSES COMMISSION

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MINUTES SITE WALKS & SPECIAL MEETING OLD LYME INLAND WETLANDS AND WATERCOURSES COMMISSION FEBRUARY 6, 2023

SITE WALKS

PRESENT WERE: Tom Machnick, John Mesham, Evan Griswold and Jared Bombaci. Also present were: Eric Knapp and Kim Groves.

23-2 – Greg Hancock & Kathleen Patenaude – 22 Shore Acres Road (a/k/a 29/31 Connecticut) Construction of a single-family residence, driveway, and septic on a vacant conforming lot.

The commission visited the site. Seamus Moran, P.E. with H + H Engineering reviewed the site with the commission members. Mr. Moran reviewed the road elevation, the finished floor elevation as well drainage away from the building. Questions were raised about the direction of the sheet flow drainage would go.

23-1 – Machnik Bros Inc. – 7 Mill Pond Lane – Extension of an existing concrete retaining wall.

The commission visited the site. Tom Machnik reviewed the proposal of the site with the members. The Commission reviewed the existing retaining wall and how far the additional wall would extend.

SPECIAL MEETING

PRESENT WERE: Rachael Gaudio, Tom Machnik, John Mesham, Jared Bombaci and Evan Griswold.

Chair Rachael Gaudio called the Special Meeting to order at 6:00 p.m.

Chair Gaudio visited both sites prior to the Special Meeting.

Received 2/8/2023
Vicki Johnson TC

OLD BUSINESS

Greg Hancock & Kathleen Patenaude – 22 Shore Acres Road (aka 29/31 Connecticut) Construction of a single-family residence, driveway, and septic on a vacant conforming lot.

Seamus Moran, PE with H + H Engineering located in Mystic, CT was in attendance via phone. Attorney Mark Zamarka, with Waller, Smith and Palmer located in New London, CT was present on behalf of the applicants.

Attorney Mark Zamarka noted that this was an approved building lot by the Planning Commission in 2022. He noted the proposal is for a 1 ½ story three bedroom home with an attached garage. The proposed disturbance within the upland review area is .21 acres. Zamarka noted the application meets all the requirements as demonstrated on the site plan that was submitted with the application. Zamarka noted there is no impact on any wetlands and watercourses. He stated all the activity will take place within the 100 ft. upland review area but according to their engineer and soil scientist there would be no impact.

Attorney Zamarka stated there was one issue that came up during the site visit with regards to drainage on the adjacent property. He stated after speaking with staff and reviewing the GIS Mapping it was determined that there is already an existing house on that lot and that lot cannot be further divided.

Evan Griswold asked if the applicant would consider an alternative to the asphalt driveway such as pavers which are permeable.

Gaudio asked if he was requesting this be a condition of approval or a consideration. Griswold asked the applicant to consider a surface other than asphalt. The applicant agreed to consider that alternative.

Tom Machnik made a motion to approve the application. John Mesham seconded the motion. The motion passed unanimously.

23-1 – Machnik Bros Inc. – 7 Mill Pond Lane – Extension of an existing concrete retaining wall.

Tom Machnik recused himself from the application.

Representing the applicant, Tom Machnik stated the proposal is to extend the existing concrete retaining wall 25 feet parallel to the wetlands and 27 feet perpendicular to the wetlands.

He noted a silt fence would be installed during construction and the stockpile location would be located away from the proposed work.

John Mesham stated after visiting the site it looked like the existing retaining wall was possibly failing therefore he felt the proposal is superior in preventing any kind of soil erosion than what is already there.

Machnik also noted that any concrete wash out would go into a small kiddie pool.

Gaudio stated it would be a vast improvement to what is currently there.

Evan Griswold made a motion to approve the application as submitted. Jared Bombaci seconded the motion. The motion passed unanimously.

23-4 – Town of Old Lyme – Modification of Existing Permit – Relocation of Pavillion.

Tom Machnik recused himself from the application.

Eric Knapp presented the application on behalf of the Town of Old Lyme. The commission reviewed the new location for the proposed pavillion. It was also noted the area is relatively flat.

Jared Bombaci made a motion to approve the application as submitted. John Mesham seconded the motion.

The motion passed unanimously.

Respectfully submitted,

